

**PLANNING COMMISSION
MEETING MINUTES
Monday, March 7, 2022**

I. Call to Order and Roll Call

The Meeting of the Planning Commission was called to order at **7:01** PM by Chairman Matt Kowalski with roll call:

Matt Kowalski, Chair
Allison Heatley-ABS
Chet Hill-ABS

Thomas Phillips
Kyle Marsh-ABS
Wa Hubbard, Ex-
officio-ABS

Jim Carty
Karen Roberts
Dustin Wise

Student Reps: Isabella Malek-ABS and Stuart Bovich present; departing at 9:28 p.m.

Also present: Michelle Aniol, Community Development Manager, Megan Masson-Minock, Consulting Planner, Pamela Weber, Recording Secretary, Grace Whitney, Associate Planner

Also attending remotely: Members of the public

II. Action on Meeting minutes from: Regular Meeting Minutes – February 7, 2022

Motion; Carty support Roberts to approve the February 7, 2022 Regular Meeting Minutes as presented.

Unanimous voice vote approval with Heatley, Hill, Marsh and Hubbard absent.

III. Approval of agenda

Motion; Wise: support Roberts to approve the agenda as presented.

Unanimous voice vote approval with Heatley, Hill, Marsh and Hubbard absent.

IV. Public Hearing(s) –

- A. AP2021.22-09 PSP/SLU Mill Creek Brewery Special Use Review – Public hearing to consider a special land use request for property located at 8180 Main St. The applicant, Dexter Mill Holdings, LLC and the property owner, 76 Properties, LLC are proposing a 9,300-square foot restaurant, with an accessory nanobrewery, outdoor seating and bike rental and repair uses. The subject site is zoned VC Village Residential District. Bars/lounges/taverns

and commercial outdoor recreation are special land uses in the VC District. Discussion and possible action following the public hearing.

Thom Phillips recused himself and left the dais, citing a perceived conflict of interest based on the fact that the firm he works for, Hobbs and Black, is also representing the applicant.

The Planning Commission was scheduled to conduct the above stated public hearing to consider the special land use for Mill Creek Brewery. Although there was a quorum to conduct the meeting, Mr. Phillips' recusal resulted in there not being a quorum to consider the case. The Planning Commission still allowed the applicant to make its presentation; and allowed staff, the planning and engineering consultants, and DAFD to present their reviews. Chair Kowalski opened the public hearing at 7:45 pm and all were informed that there was not a quorum to enable consideration of this case. Members of the public were heard, as follows:

Chet Hill, attending as a member of the public:

1. How will the roundabout impact the parking?
2. Skeptical of the bike rental. Look at Hudson Mills rentals. Where will the bikes be?
3. Why not locate the retaining wall along the property line?
4. I would have loved to see the building have a bit more of a visual impact.

Nancy Frushour, 7670 4th Street:

I am a citizen user of the B2B. Most people own their own bikes. I have a problem with rental bikes being released to people who may not know how to ride. I have been hit. Traffic on the path is a nightmare on the weekends. People speed up on you from behind. I was more comfortable when a kayak rental was proposed. In Kensington Park, they have had to institute some walking and biking only paths. It is very crowded for my personal safety. Who is this path there for?

Ed Bass, 150 Jeffords Street:

I fully support the project. Suggestion, it would be nice to see the person speaking during the zoom mtg. You can only see the microphone on Zoom.

Nick Jordan, 7550 Grant Street:

What is the estimate of parking? Is there a business use case for this prepared to determine the demand/use/need for this type of use? What about Erratic Ales. Is there concern about duplication?

Kierstyn Bell, 7815 Forest Street:

I love this project. This is an active community. Parking is not an issue for me. I look forward to being able to go there.

Shawn Keough, 8222 Webster Drive:

I did see the roundabout concept and it will not impact the parking of this project. The B2B is for non-motorized use. We must be respectful of all users. There may need to be increased signage. The applicant can add signage to help with that.

Jeff Loveland, AR Brouwer:

About the parking, when a company brings a project like this comes to a community, the project brings economic benefit to that community.

The Public Hearing closed at 8:03 p.m. and the Planning Commission discussed the parking requirements, parking waivers, the payment-in-lieu of parking option, and existing public parking within a 5-minute walk of the site, without taking any action.

Mr. Phillips returned to the dais.

V. Pre-Arranged Participation - None

VI. Reports of Officers:

- A. Chairman Report-None tonight.
- B. Planning Commissioners and Council Ex officio Reports – None.
- C. Committee Reports – ZBA last month? No and not this month. Not anticipating one in April. Commissioner Roberts reported ~~She gave a briefing on the Parks and Recreation collaborative meeting that occurred. The consensus from that meeting is that they would like more activities, but not permanent infrastructure. The library wants to expand their use for story hours, etc. There was much discussion about alternative uses for the fire station property and the possibility of better access to the park via an elevator in the building.~~
- D. Community Development Office Reports – CDM
Ms. Aniol provided a list of recently hired City employees. ~~She gave a briefing on the Parks and Recreation collaborative meeting that occurred. The consensus from that meeting is that they would like more activities, but not permanent infrastructure. The library wants to expand their use for story hours, etc. There was much discussion about alternative uses for the fire station property and the possibility of better access to the park via an elevator in the building.~~

VII. Citizen Wishing to Address the Commission (Non-Arranged Participation) -

Shawn Keough, 8222 Webster Drive:

As a council member I go last (in the review process). I hope to provide a bit of insight. To take the water main across the creek is about \$250,000 and it is not currently in the budget. In the future there may be additional businesses along Dexter Chelsea Road so there will be more of a need for a water main for that whole area. With regard to the parking fund, it is not a DDA fund. If you put this

project into the district, other properties would have the chance to opt out. It would likely be an ongoing problem. It is not just the DDA that spends money on infrastructure. The City paid for resurfacing of Main Street. We are partners in taking care of that infrastructure. Funds that come into the parking fund are rare. We want to add parking on Grand Street. Thanks for what you do.

VIII. Old Business –

A. Zoning Ordinance Update: Review of Draft Zoning Ordinance Update

Ms. Masson-Minock reviewed changes the Agenda Articles listed below. She encouraged joint meetings with Planning Commission and City Council as a refresher and a deep dive.

Agenda Articles: 2, 3, 5 6, 8, 10, 14

Article 10: Formatting has changed. Residential Use Zoning Districts.

Article 8: Special Land Uses, most going out and into its own article.

Article 14: Specific Use Regulations. Screen shots show how things are categorized. And allow for future uses to come in. Some use regulations are proposed for deletions. Some of this comes from articles 3 and 8.

Article 5: Parking. Some topics moved to this article from other articles.

Article 6: Landscaping. Tree Replacement Standards. Screening varies based on building types. Screening between land uses. Tree Preservation. Definitions added and removed.

Article 2: Need to have a definition when the front line and the rear property lines are both streets.

Commission Members discussed urban vs. suburban ordinances, parking, flexibility of ordinances, the vibrancy of Dexter as a growing town as well as future unknowns.

B. CIP FY2022-2027 – Review & discussion of draft FY2022-27 CIP.

Mr. Auerbach gave a very detailed summary table of the changes. The next step is to set the public hearing. A few minor changes and the worksheets are ready to go.

Motion; Carty support Wise to schedule the public hearing.

Unanimous voice vote approval.

IX. New Business – none

X. Proposed business for Monday, April 4, 2022:

- A. CIP 2022-2027 – Public Hearing
- B. Zoning Ordinance Update Review

XI. Citizens wishing to address the Commission – None

XII. Adjournment

Motion Wise; support Roberts to adjourn at 9:55 PM
Unanimous voice vote approval.

Respectfully submitted,

Pamela Weber

Recording Secretary

Approved for Filing, as corrected: April 4, 2022